Karen Johnson Davidson County
Batch# 459550 DEEDWARR
08/19/2020 09:02:30 AM 2 pgs
Fees: $13.00 Taxes: $2,775.00
20200819-0093131

WARRANTY DEED

Amelia Swanson State of Tennessee Notary Public Williamson County

MST 2020-1386

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF AUGUST, 2020

Notary Public

MY COMMISSION EXPIRES: 4/24/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DRC Realty Holdings, LLC	SAME AS NEW OWNER	
(NAME)	(NAME)	
1212 Ashwood Unit B		105-13-0Q-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Aerial Investment Properties, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DRC Realty Holdings, LLC,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit B as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for 1210 Ashwood Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20130719-0074978, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to Aerial Investment Properties, LLC, a Tennessee limited liability company by Warranty Deed from Angela Barrett, unmarried, of record in Instrument No. 20150807-0078894, Register's Office for Davidson County, Tennessee, dated July 31, 2015 and recorded on August 07, 2015. (Value of consideration shown in aforementioned Deed $595,000.00)

Being the same property conveyed to Britnie Faith Turner by Quitclaim deed from Aerial Investment Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20181130-0116890 Register's Office for Davidson County, Tennessee, dated November 27, 2018 and recorded on November 30, 2018. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Aerial Investment Properties, LLC, a Tennessee limited liability company by Quitclaim deed from Britnie Faith Turner of record in Instrument No. 20191029-0111063 Register's Office for Davidson County, Tennessee, dated October 28, 2019 and recorded on October 29, 2019. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Britnie Faith Turner by Quitclaim deed from Aerial Investment Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20200214-0017348 Register's Office for Davidson County, Tennessee, dated February 13, 2020 and recorded on February 14, 2020. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 1212 Ashwood B Nashville, Tennessee 37212.

Being the same property conveyed to Aerial Investment Properties, LLC, a Tennessee limited liability by Quitclaim deed from Britnie Faith Turner company of record in Instrument No__202008190093130__ Register's Office for Davidson County, Tennessee, dated _____ and recorded on _____.

Being also known as 1212 Ashwood B Nashville, Tennessee 37212.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2020, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 421, Page 71, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20130719-0074978, Register's Office for Davidson County, Tennessee.

This property, known as 1212 Ashwood Unit B, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 12th DAY OF AUGUST 2020.

Aerial Investment Properties, LLC

BY: Authorized Agent

Yvette Meldrum, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Yvette Meldrum**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 12th day of August, 2020.

Notary Public

My commission expires: 4/24/2023

Amelia Swanson State of Tennessee Notary Public Williamson County

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: 4-24-2023

Amelia Swanson State of Tennessee Notary Public Williamson County